

For the attention of John Macholc
Building and Development Control Manager
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Date: 04 September 2018

Dear John

Please see below comments from Clitheroe Town Council in regards to the following planning applications:

Application Number: 3/2018/0623

Site Address: R E Dawson Ltd, 54-56 King St Clitheroe, BB7 2EU

Comments: No objections

Application Number: 3/2018/0531

Site Address: Clitheroe Health Centre, Railway View Road, Clitheroe, BB7 2JG

Comments: No objections

Application Number: 3/2018/0650

Site Address: 57 Park Avenue, Clitheroe BB7 2HP

Comments: No objections

Application Number: 3/2018/0656

Site Address: Land at Higher Standen Farm, off Pendle Road, Clitheroe BB7 1PR

Comments: No objections

Application Number: 3/2018/0659

Site Address: 73 Riverside Clitheroe BB7 2NS

Comments: No objections

Application Number: 3/2018/0669

Site Address: 23 Church St, Clitheroe BB7 2HP

Comments: No objections

Application Number: 3/2018/0671

Site Address: Lloyds Bank, 7 Church St, Clitheroe BB7 2DD

Comments: No objections

Application Number: 3/2018/0684

Site Address: 15 York St, Clitheroe BB7 2DH

Comments: No objections

Application Number: 3/2018/0731

Site Address: 34 Langshaw Drive Clitheroe BB7 1EY

Comments: The Town Council do not formally object to this application but would like to express concerns about the possible implications for car parking along Langshaw Drive (already known to be problematic at times) caused by the loss of the garage.

Application Number: 3/2018/0740

Site Address: land adjacent to 115 Kemple View, Clitheroe BB7 2QJ

Comments: No objections

Application Number: 3/2018/0743

Site Address: land to the rear of the Black Horse Inn, Pimlico Road, Clitheroe BB7 4PZ

Comments: The Town Council wishes to object to this application on the grounds of the over-intensive development of the site and possible highway safety issues due to the increasing number of cars now parking on Pimlico Road, thereby impeding sight lines from the entrance to the development site.

Application Number: 3/2018/0744

Site Address: 3 King Street, Clitheroe BB7 2EL

Comments: The Town Council wishes to object to this application on the grounds of the over-intensive development of the site.

Application Number: 3/2018/0688

Site Address: Clitheroe BB7 2LH

Comments: 3/2018/0688

The Town Council wishes to object to this application on the following grounds:

The application is outside the settlement boundary and the applicant claims that the council does not have a five-year land supply.

However, documentation for RVBC planning committee on 6th September for application 3/2018/0008 says that

“With regard to housing land supply, at the time of writing this report it is considered that the latest published figures (March 2018) the Council has a 5.3-year housing land supply. In light of the fact that Ribble Valley Borough Council can demonstrate completions above our annual requirement for the past 4 years it is of the opinion that the 5% buffer is applied for the purposes of calculating our 5-year supply (as per paragraph 73 of the new NPPF).”

Therefore, the Clitheroe Town Council objects to the development as it is outwith the settlement boundary and the planning authority can prove a 5-year land supply.

The Town council notes the traffic assessment for Planning Application 3/2012/1092 (now almost completed) would be according to its that the traffic assessments in para 6.10.12 that in the peak pm hour that Henthorn Road / Thorn St / Eshton Terrace junction will operate in excess of its capacity.

One can only assume that this development will mean that it will exceed that capacity even more.

Therefore, Clitheroe Town Council objects to the development on the grounds of highway congestion and that it is detrimental to the residential amenity of all those living in the Henthorn Road area.

Finally the Town Council notes the traffic speeds around the site entrance of 27-28 mph. This compares unfavourably with a traffic speed count of 26mph by LCC in September 2016

Therefore, Clitheroe Town Council objects to the development on the grounds of highway safety.

Yours sincerely

**CATHY HOLMES (MRS)
TOWN CLERK**